

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Nick Hibbard, Michelle Dufresne, Claude Rainville, Adam Fitzgerald

Public Present: Amber Soter, Z.A., David Narwid, Dana Collum, Kenneth Lavigne, Kristen Bartley, James Langlois, Ryann Huestis, Paul Duquette, Peter Lane, Sandy Lane, Robert Horr, Jim Minor, Carol Hawley, Dave Hawley, Ralph McNall, Stephanie (illegible), Nathan Steinhower, Jennifer Wood, Michelle Dufresne

7:00 PM- J. Heyer called the meeting to order.

7:01 PM- Request of David Narwid for a two-lot subdivision of the property located at 432 Woodward Road, (WO0432). The driveway access will be off Buck Hollow Road.

The warning was read, and all parties were sworn in.

This is a 2-lot subdivision approvable by Administrative Review. The access is approved by the Town and will be off of Buck Hollow. The new lot will have a Buck Hollow address. The wastewater is being applied for. The applicant needs to add the wetland buffer calculations to the zoning and density data prior to having the Mylar approved.

7:09 PM M. Dufresne made a motion to approve the Zoning Administrators recommendation for 2 lot subdivision with conditions. **N. Hibbard 2nd**. All in favor.

7:10 PM- Request of Franklin South LLC, for a Conditional Use and Site Plan approval hearing at the property located at 25 Browns River Road. Parcel ID (BR0025X)). This is for a mixed use building with restaurant, office space and residential spaces.

Michelle Dufresne from the DRB recused herself as she was there to represent the applicant. The warning was read, and all parties were sworn in.

Michelle Dufresne explained in detail the site plan. Currently the proposal is 3, 2-bedroom residential units on the 2nd floor, a 20 seat eating establishment (TBD), and 200sq. ft of professional office space (TBD). The site plan is designed to accommodate a potential drive through at the eating establishment, but it is not determined at this time what will be occupying the space and if it will be needed. J. Heyer asked about fire suppression system. M. Dufresne stated that it is not needed to do the size of the structure. There will be a holding tank for the water. A. Soter discussed the well isolation and the hold harmless agreement. The adjoining land will be able to continue their agricultural practices. A. Soter also discussed VTRANS opinion on the site plan. While they have no jurisdiction over this, they stated they feel that the site plan looks good and the driveway is not on a state highway and is pushed as far as possible away from the intersection.

Public discussion consisted of multiple interested persons mostly discussing traffic concerns. They will not all be listed individually as most shared the same concerns. Bob Horr stated the road is too narrow to turn left. There has been no traffic study done in 15 years, when there is traffic it does not clear itself up naturally due to poor design. VTRANS should work with the Town on new design. This is putting all the land on McNall Road in jeopardy because it is a dead end road. He stated we need to be careful how much building we allow on that messy corner.

Sandy Lane mentioned the need for Traffic study, not wide enough. Also, that the developer should be responsible for implementing correct traffic pattern.

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Ralph McNall stated that some recent development does not make him proud. He feels that the Town should make the rules more stringent so that not anything can be approved. He did not like that the well was within 6ft of his boundary line. He stated the speed of growth is needing immediate attention in this Town.

Kristina Bartley state that with her work on the rescue squad, she had been called multiple times to that intersection for accidents.

7:40 PM N. Hibbard made a motion to close the public hearing and move to deliberative. **C. Rainville 2nd**. All in favor.

7:45 PM- Request of White Bloom Properties LLC for a Sketch Plan Hearing of a proposed 5 Lot Planned Unit Development on the property located at 1 Outback Road. Parcel ID (OB0001). This will be off Outback Road.

The warning was read, and all parties were sworn in. Michelle Dufresne rejoined the meeting as a Board member.

This is a sketch plan hearing for a proposed 5 lot Planned Unit Development on the end of Outback Road, a private road. The proposal would end Outback Road in a cul-de-sac with the 5 houses. The houses would be situated on lot sizes ranging from .76 acres to 1.28 acres. There would be 5.24 acres of common land. The board asked to make the access clearer on the next map, showing more how the existing access is situated amongst the existing houses. They are proposed for four-bedroom homes.

Many interested persons were in attendance. Jim Langlois raised concerns over adding another 10 garbage totes to the already congested garbage collection area. As well as the mailbox situation, it has been pieced together over the years and needs a rehaul to add more boxes. He also wanted to ensure that the road would be built to standards and how the ditching and mill brook setbacks were.

Other concerns consisted of road damage during construction, how will 5 new wells effect the existing wells, the culvert at the end of the road, trash and mail.

Kevin White stated he would be extending the existing culvert 10 feet and plans to address garbage, well, and road damage issues.

The DRB requested a site visit. This will happen on **October 21st at 5:30p.m.** The DRB is unable to take testimony from the interested persons at that visit but they are welcome to attend the next hearing. For the site visit, the lots and septic areas should be staked out for the board to see.

The next hearing for this will be on **October 22nd at 7pm** and is already warned and noticed.

The DRB declared this a minor subdivision.

8:25 PM Review of the Rainville, Franklin South Boundary adjustment Mylar.

8:30 PM- M. Dufresne made a motion to approve the Rainville/Franklin South Mylar; **N. Hibbard** second. All in favor.

8:32 PM N. Hibbard made a motion to approve the Minutes from August 13, 2019 as corrected (typographical). **C. Rainville 2nd**. All in favor.

8:40 PM – C. Rainville made a motion to adjourn. **N. Hibbard 2nd**. All in favor.

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Respectfully submitted, Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____
For the Development Review Board

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These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.

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